

June 17, 2002

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 020080, being a substitute ordinance relating to the Second Amendment to a General Planned Development (GPD) known as St. Luke's Medical Center, located on West Side of South 27th Street and North of West Oklahoma Avenue, in the 8th Aldermanic District.

This amendment will allow for 1.33 acres of additional land to be leased from Milwaukee County to allow for the future construction of a 6-story parking structure, new loading docks and new nitrogen and oxygen tanks. Also, it is proposed that the height limit that would govern future development be increased for most of this expansion area from 12 stories to 18 stories.

On May 20, 2002, a public hearing was held at the City Plan Commission. At that time, there was no opposition to the amendment to the planned development. Since the proposed change in zoning meets the intent of the City's plans for the area, the City Plan Commission at its regular meeting on May 20, 2002, recommended approval of the attached substitute ordinance conditioned on the following:

1. Providing a complete 2nd Amendment General Planned Development document.
2. Extend "Perimeter Facade Standards" (GPD-5) to include the expansion area.
3. Providing standards for facade and landscape treatment along the west side of the expanded limits.
4. Milwaukee County Parks Department approval of the amended lease agreement and additional landscaping/screening that would take place within the County Park.
5. The height limit for the expansion area is reduced to a maximum of 6 stories.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan